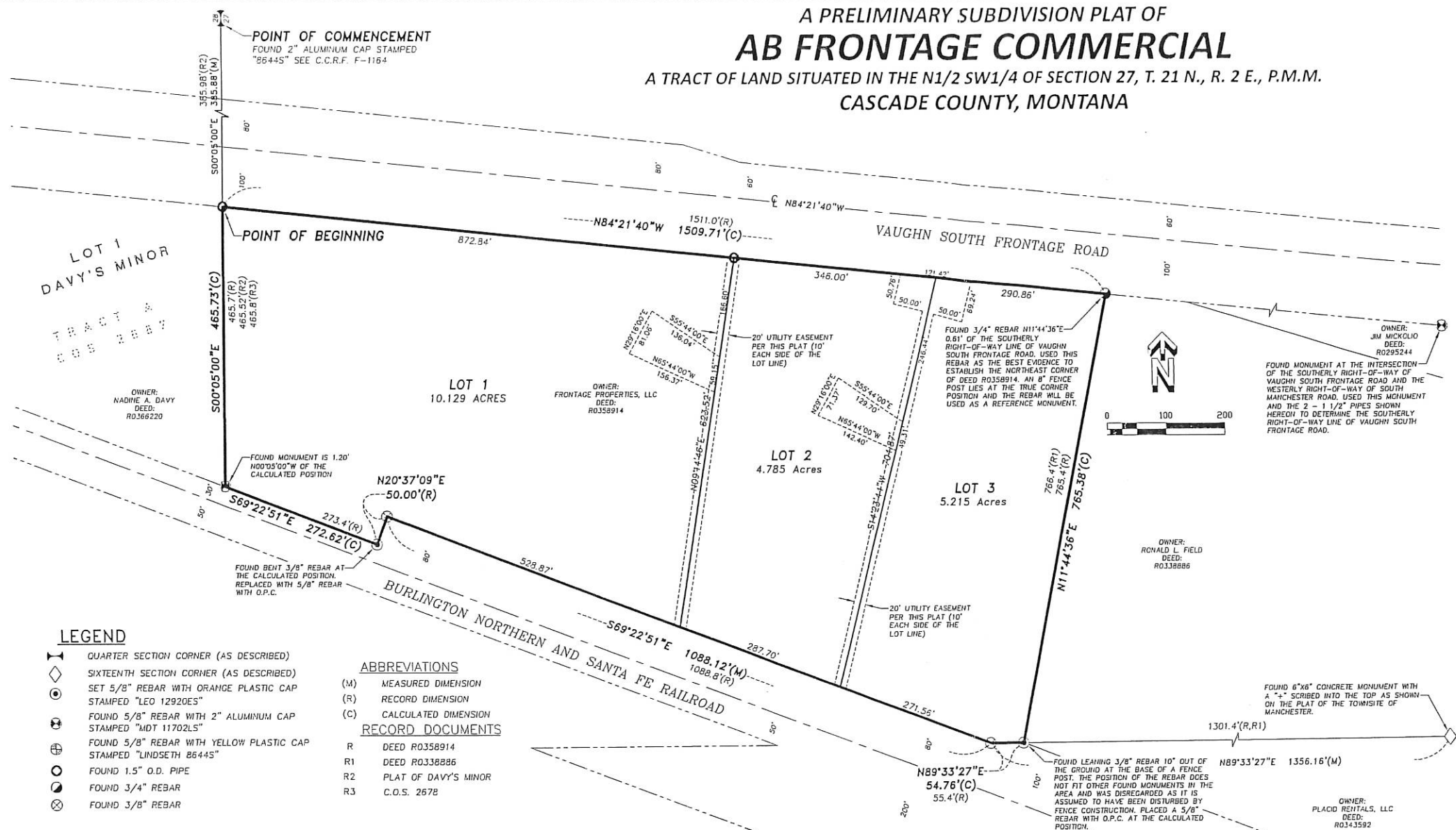


A PRELIMINARY SUBDIVISION PLAT OF
AB FRONTAGE COMMERCIAL
A TRACT OF LAND SITUATED IN THE N1/2 SW1/4 OF SECTION 27, T. 21 N., R. 2 E., P.M.M.
CASCADE COUNTY, MONTANA



LEGEND

- QUARTER SECTION CORNER (AS DESCRIBED)
- SIXTEENTH SECTION CORNER (AS DESCRIBED)
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "LEO 12920ES"
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "MDT 11702LS"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LINDSETH 8644S"
- FOUND 1.5" O.D. PIPE
- FOUND 3/4" REBAR
- FOUND 3/8" REBAR

ABBREVIATIONS

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- (C) CALCULATED DIMENSION

RECORD DOCUMENTS

- R DEED R0358914
- R1 DEED R0338886
- R2 PLAT OF DAVY'S MINOR
- R3 C.O.S. 2678

CERTIFICATE OF SURVEY AND DEDICATION:

I, THE UNDERSIGNED, AUTHORIZED REPRESENTATIVE OF FRONTAGE PROPERTIES, LLC., OWNER OF THE SUBJECT PROPERTY, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND DIVIDED INTO LOTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A TRACT OF LAND SITUATED IN THE N1/2 SW1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 2 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 2 EAST, P.M.M., WHICH IS A FOUND 2 INCH ALUMINUM CAP STAMPED "8644S"; THENCE ALONG THE WEST LINE OF SECTION 27, S00°05'00"E A DISTANCE OF 385.88 FEET TO A POINT AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY LINE OF VAUGHN SOUTH FRONTAGE ROAD, SAID POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 27, S00°05'00"E A DISTANCE OF 465.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BURLINGTON NORTHERN AND SANTA FE RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES: (1) S69°22'51"E A DISTANCE OF 272.82 FEET; (2) N20°37'09"E A DISTANCE OF 50.00 FEET; (3) S69°22'51"E A DISTANCE OF 1088.12 FEET; (4) N89°33'27"E A DISTANCE OF 54.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BURLINGTON NORTHERN AND SANTA FE RAILROAD; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, N11°44'36"E A DISTANCE OF 765.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF VAUGHN SOUTH FRONTAGE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, N84°21'40"W A DISTANCE OF 1509.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN, CONTAINING 20.190 ACRES, AND;

THE ABOVE DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS **AB FRONTAGE COMMERCIAL PARK**, AND;

NOTICE OF AGRICULTURAL ACTIVITIES:

TAKE NOTICE ALL PROSPECTIVE PURCHASERS OF LAND WITHIN THIS SUBDIVISION THAT THIS SUBDIVISION IS IN THE VICINITY OF EXISTING AGRICULTURAL ACTIVITIES WHICH MAY AFFECT A PURCHASER'S USE AND/OR ENJOYMENT OF HIS/HER PROPERTY, AND;

STATEMENT OF LIMITED PUBLIC SERVICES:

CERTAIN PUBLIC SERVICES SUCH AS, BUT NOT LIMITED TO, SCHOOL BUSING, SNOW PLOWING AND ROAD MAINTENANCE, MAY NOT BE PROVIDED BY CASCADE COUNTY, AND;

UTILITY EASEMENTS PER THIS PLAT

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPHY, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND HOLD FOREVER.

WHEN A UTILITY IS TO BE LOCATED IN AN EXISTING, DEDICATED RIGHT-OF-WAY, A NOTICE OF UTILITY OCCUPANCY MUST BE OBTAINED FROM THE CASCADE COUNTY COMMISSIONERS, OR LOCAL, OR STATE HIGHWAY DEPARTMENT, AND;

WAIVER TO PROTEST RSID:

FOR EACH AND EVERY LOT IN THIS SUBDIVISION, I, THE UNDERSIGNED, OWNER OF SAID PROPERTY, HEREBY, WAIVE, RELEASE, AND REMISS THE RIGHT TO PROTEST, AS DEFINED BY M.C.A. 7-12-2109 THROUGH 7-12-2112 (2014), AND FURTHER HEREBY ASSENTS, TO ANY CREATION OR EXTENSION OF A RURAL IMPROVEMENT DISTRICT, AS DEFINED BY TITLE 7 CHAPTER 12, PART 21, M.C.A. (2014), WHICH MAY TOUCH AND CONCERN ANY OR ALL OF THE LOTS IN THIS SUBDIVISION AND WHICH MAY HEREAFTER BE PROPOSED FOR THE PAVING OR OTHER IMPROVEMENT OF CERTAIN COUNTY ROADS OR ANY ROAD THAT MAY PROVIDE ACCESS TO THE LOTS IN THIS SUBDIVISION, AS DEEMED BY THE BOARD OF CASCADE COUNTY COMMISSIONERS, CASCADE COUNTY, MONTANA. THIS ASSENT AND WAIVER SHALL TOUCH, CONCERN, BENEFIT, AND BURDEN EACH AND EVERY LOT IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY AND ALL GRANTEES, TRANSFEREES, SUCCESSORS AND ASSIGNS OF EACH AND EVERY SUCH LOT, AND;

DECLARATION OF COVENANT:

THIS DECLARATION MADE ON THE DATE HEREAFTER SET FORTH, BY FRONTAGE PROPERTIES, LLC., OWNER AND SUBDIVIDER.

WITNESSETH

THAT WHEREAS, DECLARANT IS THE OWNER OF CERTAIN PROPERTY KNOWN AS AB FRONTAGE COMMERCIAL, IN CASCADE COUNTY, STATE OF MONTANA, WHICH IS DESCRIBED ON THE ATTACHED PLAT, NOW THEREFORE, FRONTAGE PROPERTIES, LLC., OWNER OF THE SUBJECT PROPERTY, HEREBY DECLARES THAT ALL OF THE PROPERTIES DESCRIBED ABOVE SHALL BE HELD, SOLD, AND CONVEYED SUBJECT TO COVENANTS WHICH SHALL RUN WITH THE REAL PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BIND EACH OWNER THEREOF. THE COVENANTS MAY BE REVOKED FOR ANY AND ALL PARCELS WITHIN THE SUBDIVISION BY MUTUAL CONSENT OF THE OWNERS OF THE PARCELS IN QUESTION AND THE GOVERNING BODY OF CASCADE COUNTY, MONTANA, AND;

DECLARATION OF IMPROVEMENTS GUARANTEE:

I, THE UNDERSIGNED, OWNER OF THE SUBJECT PROPERTY AND SUBDIVIDER, DO HEREBY AGREE AND CONSENT TO THE TERMS AND CONDITIONS OF THE ATTACHED "IMPROVEMENTS GUARANTEE" ISSUED BY CASCADE COUNTY, AND;

ALAN BIRKY, AUTHORIZED REPRESENTATIVE OF
FRONTAGE PROPERTIES, LLC.

DATE

STATE OF MONTANA)

COUNTY OF _____ SS: _____)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, DID PERSONALLY APPEAR, ALAN BIRKY, KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR HEREIN ABOVE FIRST WRITTEN.

NOTARY PUBLIC FOR THE STATE OF MONTANA:

PRINTED NAME: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF COUNTY COMMISSION:

THE COUNTY COMMISSION OF CASCADE COUNTY, MONTANA DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS SUBDIVISION PLAT AND HAVING FOUND THE SAME TO CONFORM TO LAW, APPROVES IT AT A MEETING HELD ON

THE _____ DAY OF _____, 2019.

CHAIRPERSON, CASCADE COUNTY COMMISSION

ATTEST:
CASCADE COUNTY, CLERK & RECORDER

CERTIFICATE OF PLANNING BOARD:

WE, THE UNDERSIGNED, _____ CHAIRMAN OF THE CASCADE COUNTY PLANNING BOARD, CASCADE COUNTY, MONTANA, AND _____ PLANNING DIRECTOR OF SAID PLANNING BOARD, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN EXAMINED BY THEM AND WAS FOUND BY THEM TO CONFORM TO LAW AND WAS APPROVED AT A MEETING HELD ON THE _____ DAY OF _____, 2019.

CHAIRPERSON, CASCADE COUNTY PLANNING BOARD PLANNING DIRECTOR,
CASCADE COUNTY PLANNING DIVISION

CERTIFICATE OF COUNTY TREASURER:

I, DIANE HEIKILA, COUNTY TREASURER OF CASCADE COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS COVERING THE AREAS INCLUDED ON THE ACCOMPANYING CERTIFICATE OF SURVEY AND FIND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS LEVIED ON THE LAND BEING ADJUSTED HAVE BEEN PAID.

CASCADE COUNTY TREASURER

DATE

DEPUTY TREASURER

DATE

CERTIFICATE OF SURVEYOR:

I, MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MONTANA REGISTRATION NUMBER 12920 ES, DO HEREBY CERTIFY THAT DURING THE MONTHS OF FEBRUARY 2019, THAT I PERFORMED, OR IT WAS PERFORMED UNDER MY DIRECT SUPERVISION, THE SURVEY THAT THE ACCOMPANYING MAP REPRESENTS AND THAT THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN 76-3-402 AND 403, M.C.A., AND THAT THE MONUMENTS FOUND AND SET ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2019.



MARK LEO, PROFESSIONAL ENGINEER AND LAND SURVEYOR, MT REGISTRATION NUMBER 12920 ES

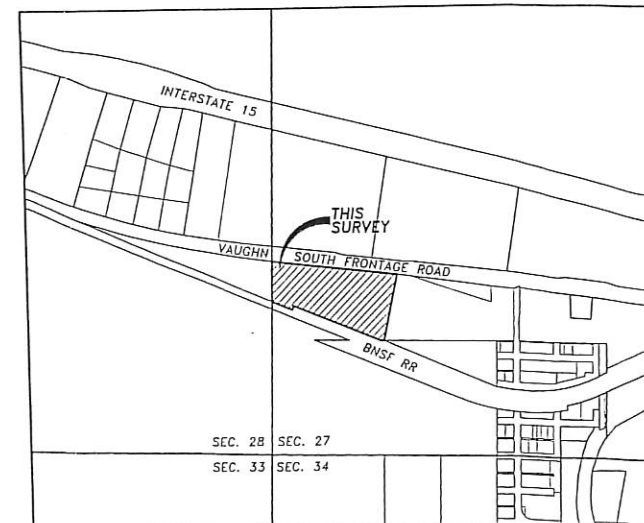
BASIS OF BEARING

THE BEARING SOURCE FOR THIS SURVEY IS BASED ON AN RTK GPS AUTONOMOUS POSITION AND HORIZONTALLY CORRECTED UTILIZING A STATIC OPUS SOLUTION. THE BEARING SOURCE IS GEODETIC NORTH AND REFERENCE BEARINGS ARE SHOWN ON THE ACCOMPANYING MAP.

NOTE:
IT WAS NOT THE INTENT OF THIS SURVEY TO LOCATE ALL EASEMENTS ON THE PROPERTY. THEREFORE EASEMENTS OF RECORD MAY EXIST AND MAY NOT BE SHOWN ON THE ACCOMPANYING MAP.

AREAS:
AREA IN LOTS: 20.190 ACRES
TOTAL AREA: 20.190 ACRES

OWNER:
FRONTAGE PROPERTIES, LLC
C/O ALAN BIRKY
609 MEIVER ROAD
GREAT FALLS, MT 59404



T. 21 N., R. 2 E.
VICINITY MAP

SHEET TITLE: AB FRONTAGE COMMERCIAL			
JOB NO.: 190	DRAWING NAME: 190-BASE	SHEET: 1 OF 2	
FILE NO.:	DRAWN BY: CRB	DRAWING DATE: 02/28/19	



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ENGINEERS - PLANNERS - DESIGNERS - LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS